

01 JUN 27 PM 3:09

05:31 PM 06:13 02



After recording return to:

Charles K. Reed

12883 Hwy 66

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Charles K. Reed

12883 Hwy 66

Klamath Falls, OR 97601

Escrow No. K56021B

Title No. K56021B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 39565

Vol M01 Page 31035

STATUTORY WARRANTY DEED

James T. Morrison, Jean Ann Hawes, Roy Alan Morrison and Daniel L. Morrison, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Charles Reed and Ronda Reed, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26 day of October, 2000.

This deed is being re-recorded to correct scrivener's error in legal description.

James T. Morrison I - by Jean Ann Hawes - POA
James T. Morrison, I, who acquired title as James T. Morrison,
by Jean Ann Hawes attorney in fact

Jean Ann Hawes
Jean Ann Hawes

Roy Alan Morrison
Roy Alan Morrison

Daniel L. Morrison by Jean Ann Hawes - POA
Daniel L. Morrison by Jean Ann Hawes attorney in fact

X44-

20 nonstandard
25 RR

K45-

145



After recording return to:

Charles K. Reed

12883 Hwy 66

Klamath Falls, OR 97601

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shall be sent to the following address:

Charles K. Reed

12883 Hwy 66

Klamath Falls, OR 97601

Escrow No. K56021B

Title No. K56021B

THIS SPACE RESERVED FOR RECORDER'S USE

39566

31036

~~STATUTORY WARRANTY DEED~~

James T. Morrison, Jean Ann Hawes, Roy Alan Morrison and Daniel L. Morrison, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Charles Reed and Ronda Reed, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT:


THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of October, 2000.

James T. Morrison, I, who acquired title as James T. Morrison,
by Jean Ann Hawes attorney in fact

Jean Ann Hawes


Roy Alan Morrison

Daniel L. Morrison by Jean Ann Hawes attorney in fact

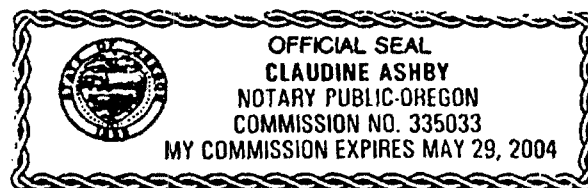
2015

31037

State of OREGON

County of DeschutesThis instrument was acknowledged before me on Oct. 26, 2000By: James T. Morrison by Jean Ann Hames-POAClaudine Ashby

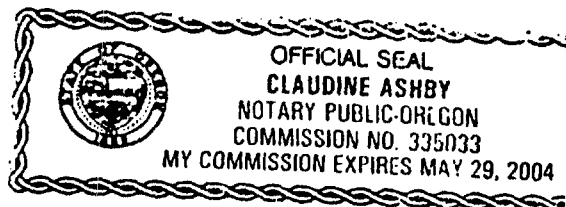
Notary Public- State of Oregon

My commission expires: May 29, 2004

State of OREGON

County of DeschutesThis instrument was acknowledged before me on Oct. 26, 2000By: Daniel L. Morrison by Jean Ann Hames-POAClaudine Ashby

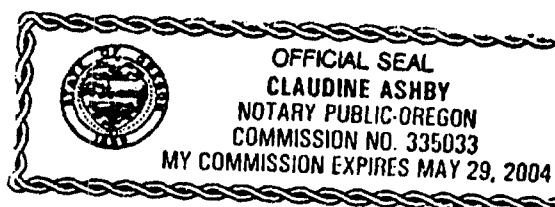
Notary Public- State of Oregon

My commission expires: May 29, 2004

State of OREGON

County of DeschutesThis instrument was acknowledged before me on Oct. 26, 2000By: Jean Ann HamesClaudine Ashby

Notary Public: State of Oregon

My commission expires: May 29, 2004

STATE OF OREGON

31038

County of Klamath

} ss.

This instrument was acknowledged before me on this 24 day of October, 2000
by Roy Alan Morrison

Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-01



EXHIBIT "A"
Description of Property

31039

A parcel of land within that tract of real property recorded in Volume 259 on page 658 of Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian; said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of the above mentioned tract of real property, which corner is recorded as being in an old established fence line distant 368 feet West, more or less, from the Northeast corner of the SE ¼ of the SW ¼ of Section 29, T. 39 S., R. 8 E.W.M.; thence S 06°21' E. along the West boundary of said tract of real property a distance of 3289.58 feet to the true point of beginning of this description; thence N. 67°22' E. 658.62 feet; thence N. 04°11'20" W. 324.00 feet; thence S. 70°55'45" W. 660.53 feet; thence S. 06°21' E. 362.00 feet to the point of beginning containing 5.00 acres, more or less, and being in Section 32, T. 39 S., R. 8 E.W.M., Klamath County, Oregon.

Excepting from the above described parcel, all that portion lying ^{North}~~South~~ of a line parallel with the ^{South}~~North~~ boundary thereof and 181.00 feet distant from said South boundary as measured along the East boundary, containing 2.61 acres more or less.

Together with the non-exclusive right of ingress and egress across a 60 foot strip of land more particularly described as follows: Starting at the steel stake which marks the Northeast corner of that tract of land described in Volume M-66 at page 7445 of Deed Records of Klamath County, Oregon; thence S. 4°11.3' E., 317.41 feet along the Easterly line of the above described parcel to an iron pin; thence S. 4°11.3' E., 546.30 feet to a steel stake lying on the Northerly right-of-way line of Oregon Highway 66 as constructed; thence N. 72°56.4' E. 30.77 feet along said right of way line to a steel stake; thence N. 72°56.4', 30.77 feet along said right of way line to a steel stake; thence N. 4°11.3' W. 862.06 feet to a steel stake; thence S. 74°20.9' W. 30.61 feet to a steel stake; thence S. 74°20.9' W., 30.61 feet to the place of beginning of this description.

STATE OF OREGON)
County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 10-27-01
LINDA SMITH, Klamath County Clerk

By: Sally A. West, Deputy



State of Oregon, County of Klamath
Recorded 06/27/01, at 3:09 p.m.
In Vol. M01 Page 31035
Linda Smith,
County Clerk Fee\$ 25 RR
20 NS

State of Oregon, County of Klamath
Recorded 10/30/00, at 350 P m.
In Vol. M00 Page 39565
Linda Smith,
County Clerk Fee\$ 41.00